

Agenda No.: 4
Public Hearing –
Specific Use Permit: Communication Tower (SUP08-0010)
Owner(s): City of Frisco

DESCRIPTION:

A request for a Specific Use Permit for a Communications Tower on 10.9± acres, located on the northwest corner of Stonebrook Parkway and Parkwood Boulevard. Zoned Office-2. Neighborhood #21.

REMARKS:

The City of Frisco is requesting a Specific Use Permit for a free standing, communications tower to be erected on the City's Police Department site. The tower is part of an on-going program by the City to improve communications for Public Works and Emergency Response. The tower will only be supporting City communication equipment and antennas. The tower will be in the northern most point of the site and will be 260± feet in height. Exhibit "B" details the location of the proposed tower on the site.

Zoning and land use of the surrounding properties are as follows:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>	<u>Comprehensive Plan</u>
North	Exide Technologies	PD-121-O-2	Office
East	Various offices	PD-108-O-1	Office
South	Frisco High School	PD-105-RE	Office
West	Vacant	PD-113-C-1	Public/Semi-Public

The Zoning Ordinance lists four criteria to consider in determining the appropriateness of the Specific Use Permit request. The following is the four criteria and staff's comments on each of the criteria.

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses?

The proposed communications tower is to be placed on the site such that it will be at the farthest point possible from residential development. It is compatible with the surrounding non-residential uses.

2. Are the activities, requested by the applicant, normally associated with the requested use?

The City's communication system, which includes 911, is handled jointly with the City of Plano. Plano is going to a new system specifically for their community only. Based on that Frisco is in the process of installing equipment and antennas as part of a new system. In order to provide adequate coverage it is necessary to install antennas at various locations.

The proposed location sits atop a ridge that runs diagonally across the City. The height of this ridge and the location of the Police facility make this an ideal location for a communications antenna. A tower on this site along with one antenna on top of the Eldorado Elevated Storage Tank will provide coverage of the entire City. Relocating the tower to a different site could easily require an additional tower or towers to provide an appropriate level of communication. Relocation would increase the cost as well as require the City to obtain additional property at another site.

3. Is the nature of the use reasonable?

As this site is at an elevated point the tower will be able to reach almost the entire city. A second antenna will be placed on the top of the elevated water storage tank on Eldorado Parkway near Teel Parkway. Having a tower at this location eliminates the need for additional towers that would be needed in other parts of the City.

4. Has any impact on the surrounding area been mitigated?

The nearest residential subdivision is located in excess of 1,400 feet, or a quarter mile, from the tower location. All of the surrounding properties are non-residential in nature.

Selecting another site or multiple sites in order to provide adequate coverage could place a tower or towers closer to residential neighborhoods.

RECOMMENDATION:

Recommended for approval as submitted.